



49 High Street, Hythe, Kent CT21 5AD



## **18A SEA WALL, DYMCHURCH**

**£595,000 Freehold**

**A beautifully appointed period house in a prime location, enviably situated on the sought after Sea Wall from where it enjoys views of the sea from the first floor. It enjoys spacious accommodation with 2 reception rooms and 4 bedrooms (1 en-suite). Secluded gardens, outbuilding, double garage, parking. EPC D.**



# **18A Sea Wall, Dymchurch TN29 0LS**

## **Dining Hall, Sitting Room, Kitchen/Breakfast Room, Ground Floor Bedroom with En-Suite Cloakroom, Three Bedrooms (One En-Suite), Bathroom, Detached Double Garage, Parking, Outbuilding, Gardens**

### **DESCRIPTION**

Well situated on Dymchurch's sought after Sea Wall from where it commands beautiful views of the sea from the first floor, this unique attached property, which is understood to date to the early 1900s, exudes charm and character throughout with the original details being enhanced by the current owners well chosen colour palette and sympathetic refurbishment of the property.

The versatile accommodation, which is of particularly comfortable proportions, is currently arranged to provide a welcoming dining hall leading to the kitchen/breakfast room, an inner hallway leading to a spacious sitting room and the fourth/ground floor bedroom with en-suite shower room. On the first floor there are three double bedrooms (the principal room with en-suite shower room), a family bathroom and a further space utilised as a walk-in wardrobe but equally suited to use as a study.

The property benefits from a double width driveway providing off road parking and access to the double garage. From here a gate opens to the delightfully secluded front garden with its mature planting, sunny terrace beneath a pergola and incorporating a useful outbuilding. To the rear the garden has steps and a gate providing direct access to the sea wall.

### **SITUATION**

Although accessed from The Oval, a particularly desirable address in the village, the property's address is actually Sea Wall, a much coveted location in the heart of the popular seaside village of Dymchurch from where direct access to the long, sandy beach and miles of walks by the sea can be enjoyed. Dymchurch enjoys a variety of amenities including primary school, doctor's surgery, various local shops, cafes, public houses and a Tesco Express. There are many lovely country walks and rides in the surrounding picturesque Marsh countryside and along the sea wall which stretches for miles. There is a bus stop nearby with regular services for the larger towns of Hythe and New Romney. Nearby New Romney has a greater variety of shopping facilities including a Sainsbury's. Hythe, with its 4 supermarkets (including Waitrose), range of independent shops and restaurants, doctors' surgeries etc is approximately 4.5 miles distant. There is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre and golf course, sailing, cricket and lawn tennis clubs. There is a monthly farmers' market in Hythe and various clubs and societies that welcome new members.

The M20 (Junction 11) and the Channel Tunnel Terminal at Cheriton are both only about 6 and 7 miles respectively, providing relatively easy access to both the Continent and London. (NB. All distances are approximate.)

The accommodation comprises:

### **DINING HALL**

Entered via a panelled and glazed door with windows to either side, tiled floor in a geometric design, deep moulded cornice, window to side, shelved storage cupboard, column radiator, panelled and glazed door to:

### **KITCHEN/BREAKFAST ROOM**

Well fitted with a comprehensive range of base cupboard and drawer units incorporating deep pan drawers and integrated dishwasher within the peninsula breakfast bar with granite worktops inset with five burner gas hob and one and a half bowl sink and drainer unit with mixer tap, tiled splashbacks, range of coordinating wall cupboards with extractor hood above the hob, further bank of units incorporating integrated eye level oven and microwave with full height storage cupboard to the side and fridge to the opposite side, original built-in shelved storage cupboard, timber effect flooring, sash window to rear overlooking the garden and seawall, double glazed door to side, column radiator.

### **INNER HALL**

Staircase to first floor, polished timber floorboards, doors to bedroom and:

### **SITTING ROOM**

Polished timber floorboards, attractive cast iron fireplace surround, deep bay with three sash windows to rear overlooking the garden and the seawall, column radiator.

### **BEDROOM**

Tiled floor, two windows to front, deep moulded cornice, door to:

### **EN-SUITE CLOAKROOM**

Low level w.c., wash basin with mixer tap, tiled splash back and vanity cupboard below, obscured window to front, recessed lighting, extractor fan, cupboard housing Veissman gas fired boiler, access to understairs storage cupboard with provision for washing machine and tumble dryer, heated ladder rack towel rail.

### **FIRST FLOOR LANDING**

Polished timber floorboards, access to loft space, window to front, column radiator. Door to deep walk-in storage/wardrobe cupboard equipped with hanging rail, storage cabinets, window to front and column radiator. Doors to:

### **BEDROOM**

Polished timber floorboards, attractive painted fireplace surround with tiled insert and hearth, deep bay with three sash windows to rear overlooking the garden and with views over the sea wall, of the sea and around the bay to Hythe, column radiator, door to:

### **EN-SUITE SHOWER ROOM**

Walk-in tiled shower enclosure with monsoon shower and separate handheld attachment, low level w.c., pair of wash basins set on a worktop with mixer taps and tiled splashbacks, column radiator/heated towel rail, recessed lighting, extractor fan.

### **BEDROOM**

Polished timber floorboards, attractive painted fireplace surround with tiled insert and hearth, original built-in storage cupboard, two double glazed sash windows to rear and one to the side enjoying views over the sea wall and of the sea, column radiator.

### **BEDROOM**

Polished timber floorboards, sash window to front overlooking the garden, column radiator.

### **BATHROOM**

Freestanding slipper ended bath raised on claw and ball feet with water spout and handheld shower, tiled shower enclosure with monsoon shower and separate handheld attachment, low level w.c., pair of wash basins set on a quartz work top each with mixer taps and vanity cupboard below, pair of opaque windows to front, heated ladder rack towel rail, tiled floor, extractor fan.





## **OUTSIDE**

### **REAR GARDEN**

The garden to the rear of the property is predominantly laid to lawn with a grass bank leading up with a flight of steps providing direct access to the sea wall. There is an attractive paved terrace running across the rear of the house.

### **PARKING**

Double width parking for two vehicles with EV charging point before the:

### **DETACHED DOUBLE GARAGE**

Electronically operated roller door to front, power and light, personal door to side.

### **FRONT GARDEN**

Entered via a personal gate from the driveway where a pathway paved in natural stone continues to a generous terrace extending to the rear of the garage and continuing beneath a timber framed pergola where a natural stone paved slope leads to the front door. Alongside this is an area of lawn extending to a further paved terrace area beyond which is a semi-sunken garden providing a secluded seating area with an acer, corkscrew willow, japonica fatsia and a palm before the **detached outbuilding** which is arranged in two sections each with doors to the front and rear and a window, the whole supplied with power and lighting with an opening uniting the two spaces in the centre.

### **EPC Rating Band D.**

### **COUNCIL TAX**

Band A approx. £1605.46 (2025/26)  
Folkestone & Hythe District Council.

### **VIEWING**

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

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# 18a Sea Wall, Dymchurch, TN29 0LS

Approximate Gross Internal Area :-

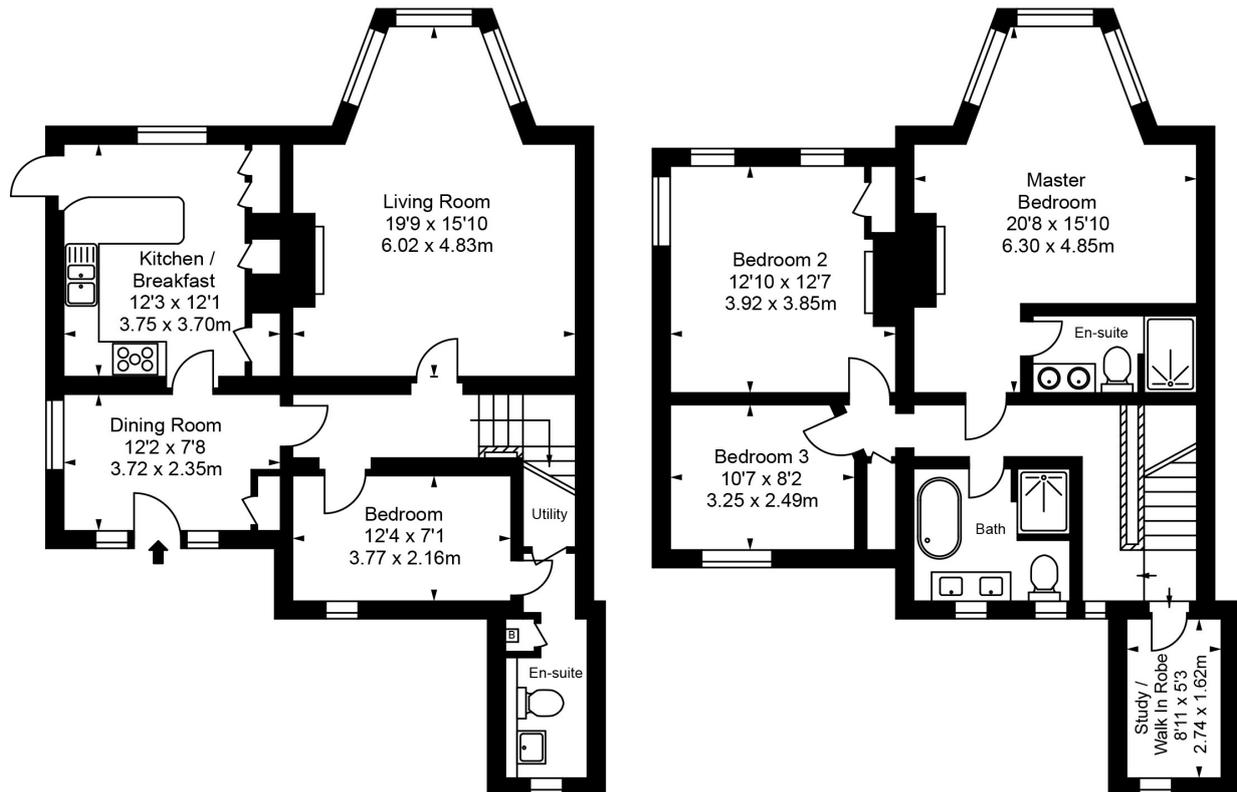
Ground Floor :- 72.74 sq m / 783 sq ft

First Floor :- 74.79 sq m / 805 sq ft

Garage :- 25.28 sq m / 272 sq ft

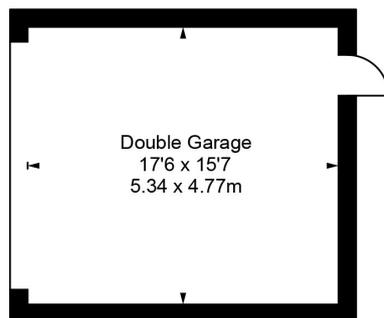
Outbuilding :- 14.04 sq m / 151 sq ft

Total :- 186.85 sq m / 2011 sq ft

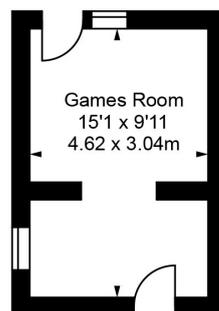


**Ground Floor**

**First Floor**



**Garage**



**Outbuilding**

Illustration for identification purposes only, measurements are approximate, not to scale.  
floor plan by: [www.creativeplanettk.com](http://www.creativeplanettk.com)